

for sale

£125,000



Highgrove Close Calne SN11 8NE

Modern top floor maisonette situated in a well maintained building and convenient for all local amenities. The property comprises open plan lounge/diner/kitchen, one bedroom plus a bathroom. Ideal First Time Buy.



Highgrove Close Calne SN11 8NE

Description

This modern one bedroom top-floor maisonette is situated in a well maintained building in the historic market town of Calne which is set in the beautiful county of Wiltshire. The town itself has many amenities including retail outlets, bars and restaurants. There is also a sports centre and great road links to the A4 and M4 corridor for travel further afield. There is also a mainline railway station providing access to London Paddington in the neighbouring town of Chippenham which can be accessed via regular bus routes to both Chippenham and Swindon.

The property itself is light and airy and comprises an open plan Lounge/Diner/Kitchen plus a good sized Bedroom and Bathroom. The property benefits from Electric heating, built in storage and would make an ideal First Time Buy.



Accommodation

Lounge/Diner

11' 7" max x 10' 1" max (3.53m max x 3.07m max)
Window to rear. Electric heater.

Kitchen Area

13' 9" x 5' 6" (4.19m x 1.68m)
Fitted with a matching range of base and wall units with complementary work surfaces over with inset sink and drainer. Space for cooker. Plumbing for washing machine. Two windows to front.

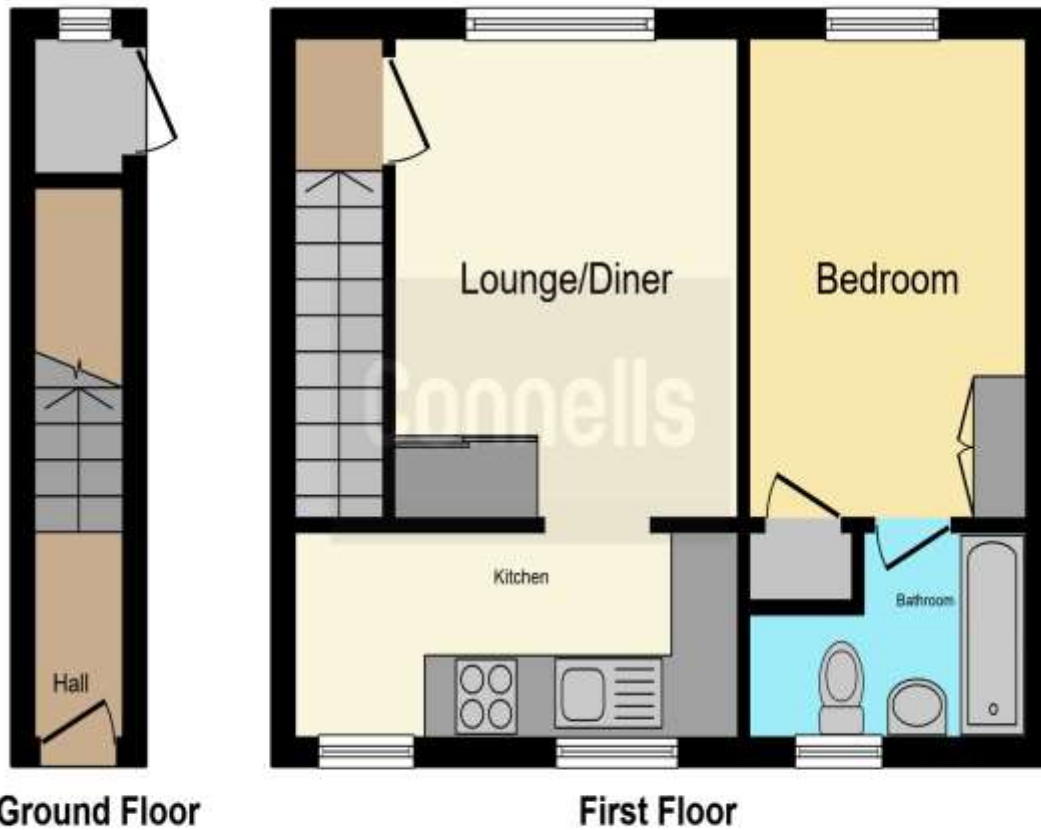
Bedroom

11' 6" x 8' 3" (3.51m x 2.51m)
Window to rear. Built in cupboard. Electric heater. Loft access.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over. Two windows to front.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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59 Market Place
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Property Ref: CHM306135 - 0003

Tenure: Leasehold

EPC Rating: D

view this property online connells.co.uk/Property/CHM306135

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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